

CITY OF BUCKLEY NOTICE OF APPLICATION FOR REZONE

NOTICE IS HEREBY GIVEN, on August 26, 2020, of a rezone application (File #R-20-0003) for parcel #5665000223, located on the north side of Highway 410, just over one-third of a mile east of Mundy Loss Road and appx. one-third of a mile west of Hinkleman Extension Road. This application is named Lambo Properties Rezone and was submitted to the City on July 21, 2020 by applicant Lambo Properties LLC. The application was deemed complete on August 14, 2020. This application is requesting a rezone of this 2.55-acre property from the current zoning of General Commercial (GC) to new zoning of Light Industrial (LI). The rezone is for a future site plan proposal that will include a 45,000 sq. ft. industrial building with a drive thru coffee stand and 4000 sq. ft. office building.

Aerial Image Showing Proposed Parcel #5665000223 on Hwy 410 for Rezone from GC to LI:



This application is subject to SEPA review. The City has not yet made a SEPA determination or identified consistency with development regulations that will be used for project mitigation and determination of consistency as provided in RCW 36.70B.040. A SEPA determination will follow within 90 days. The SEPA determination will consider environmental documents submitted for this rezone application and a separate 2018 application, from this same applicant, for a proposed storage facility, coffee stand and car wash. That 2018 application was issued a SEPA Determination of Non-Significance (DNS) in November 2018. Environmental documents from the current application include a wetland assessment. Environmental documents from the 2018 application and DNS included a geotechnical report, stormwater report, and wetland study.

The public is invited to comment on this rezone application. **The public comment period ends Thursday, September 10, 2020 at 4:00 pm. Written comments should be delivered to Buckley City Hall, at 933 Main Street or PO Box 1960, Buckley, WA 98321** or emailed to the staff contact below. An open public hearing before the Hearing Examiner has not yet been scheduled.

Any person has a right to comment on this application, receive notice of and participate in any hearings, and request a copy of the decision once made. Any person with standing may appeal the final decision. A final decision on the application shall be made within 120 days from the determination of complete application as established in Buckley Municipal Code Title 20. All application materials are public record and may be requested for viewing by any member of the public at the City of Buckley Building and Planning Department Office at 811 Main Street, Buckley, WA 98321, or via email. Requests for information may be sent to Evan Lewis, Associate Planner and staff contact for this application, at 360-761-7819 or elewis@cityofbuckley.com.